

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 15, 2025

Craig Calvert
Modulus Architects & Land Use Planning, Inc
100 SUN AVE NE SUITE 305
Albuquerque, NM 87109

ccalvert@modulusarchitects.com

Re: Petroglyph Kiddie Academy
99999 Paseo Del Norte NW
Traffic Circulation Layout
Engineer's Stamp 6-27-25 (C11D004B) TRANS-2025-00174

Dear Mr. Calvert,

PO Box 1293

The TCL submittal received 6-30-25 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

Albuquerque

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, and the TCL to the [ABQ-PLAN](#) for log in and evaluation by Transportation.

NM 87103

www.cabq.gov

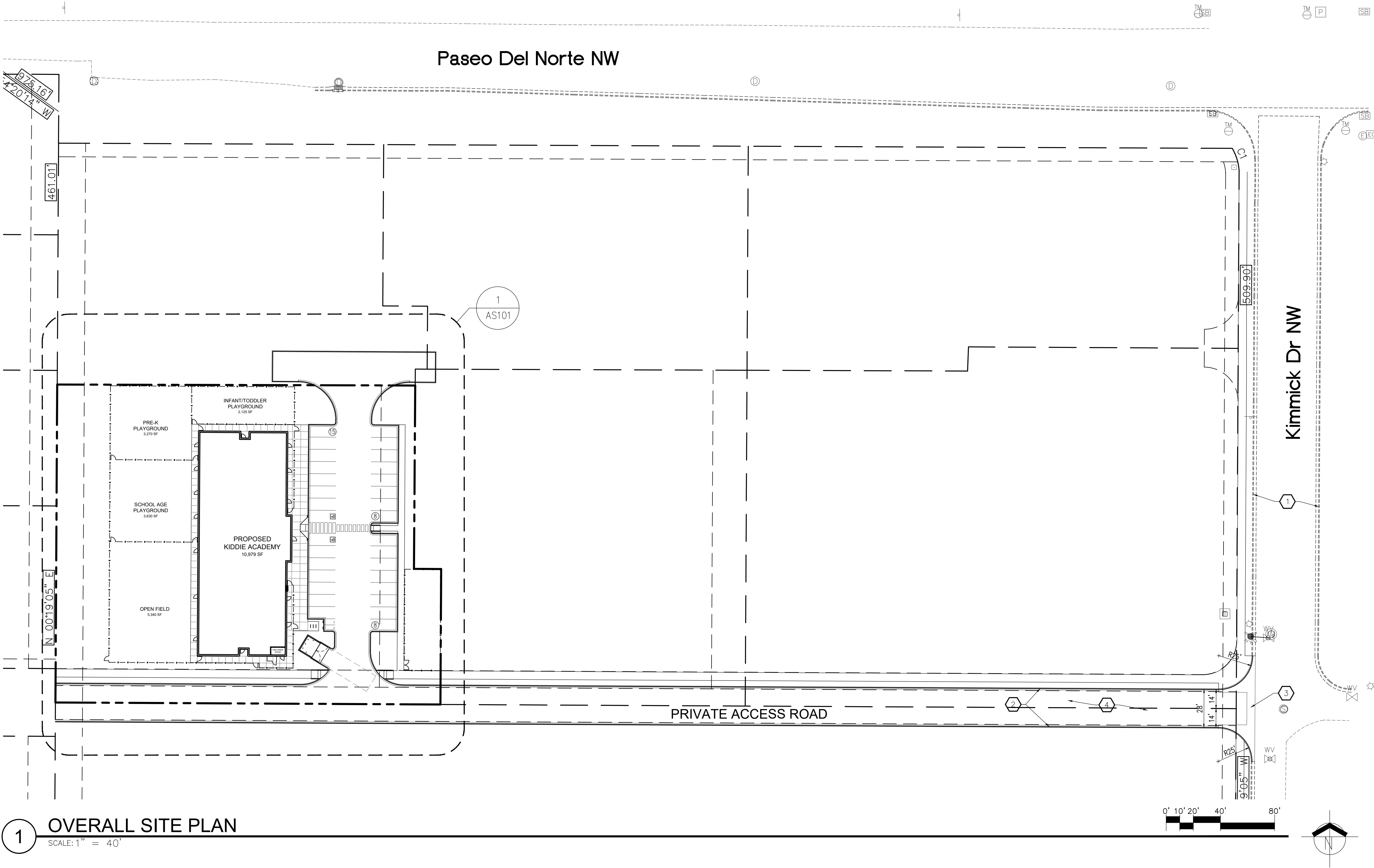
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



1 OVERALL SITE PLAN
SCALE: 1" = 40'

VICINITY MAP:

SITE DATA:

PROJECT ADDRESS: PASEO DEL NORTE & KIMMICK DR.

LEGAL DESCRIPTION: LOTS 1-A-2, BLOCK 2, VOLCANO CLIFFS SUBDIVISION, UNIT 26

PROPERTY SIZE: 1.4696 ACRES

CURRENT ZONING: MX-L

PROPOSED USE: CHILD CARE CENTER

BUILDING SIZE: 10,979 SF

- GENERAL NOTES:**
- ALL IMPROVEMENTS LOCATED IN THE PUBLIC RIGHT OF WAY MUST COMPLY WITH ALL CITY OF ALBUQUERQUE STANDARDS AND REQUIREMENTS FOR CONSTRUCTION.
 - LANDSCAPING, FENCING & SIGNAGE SHALL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, TREES & SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE
- KEYED NOTES:**
- EXISTING CONCRETE CURB & GUTTER REMAIN. ALL BROKEN OR CRACKED CURB & GUTTER TO BE REPLACED PER COA STANDARD DETAIL 2015A
 - NEW CONCRETE CURB & GUTTER, SEE DETAIL 2/ASS01.
 - NEW CONCRETE VALLEY GUTTER PER COA STANDARD DETAIL 2420
 - NEW ASPHALT PAVING, SEE DETAIL 13/ASS01 FOR PAVING AT PARKING AREAS AND 14/ASS01 FOR DRIVE AISLES.

**TRAFFIC CIRCULATION
LAYOUT APPROVED**

Sertil A. Kanbar 7/15/2025

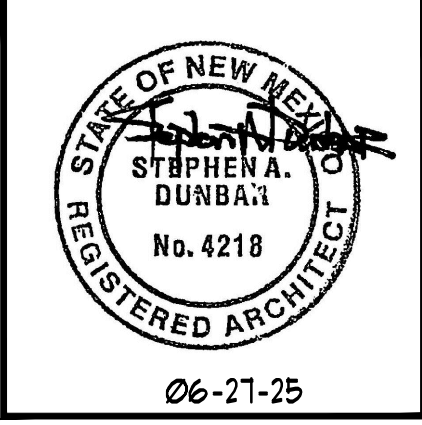
Signed Date

- GRAPHIC LEGEND:**
- PROPERTY LINE
 - ADJACENT LOT LINE
 - EASEMENT LINE
 - EXISTING CONCRETE CURB & GUTTER
 - PROPOSED BUILDING
 - PROPOSED TEMPORARY ASPHALT CURB
 - PROPOSED CONCRETE CURB & GUTTER
 - PROPOSED CONCRETE SIDEWALK/PAVING

REV	DATE	BY	REVISION
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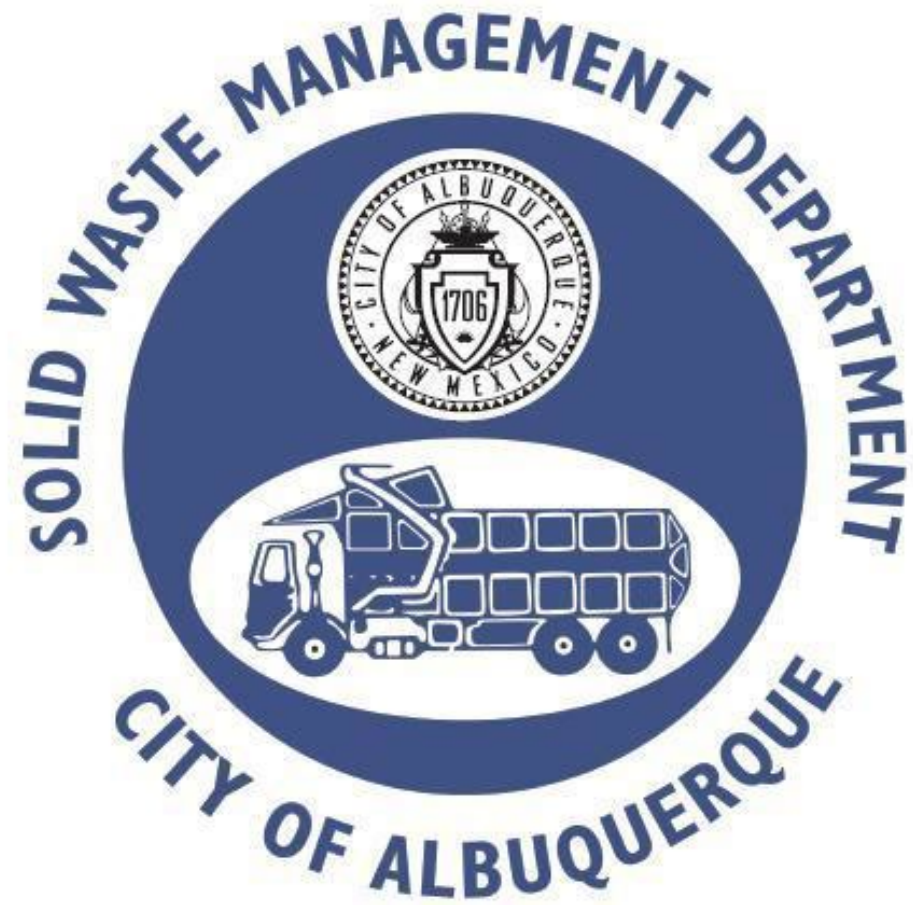
**MODULUS ARCHITECTS
& LAND USE PLANNING**

8220 SAN PEDRO DRIVE NE, SUITE 520
ALBUQUERQUE, NEW MEXICO 87113
PHONE (505) 338-1499



PROJECT TITLE PETROGLYPH KIDDIE ACADEMY PASEO DEL NORTE & KIMMICK DRIVE NW ALBUQUERQUE, NEW MEXICO 87114	DRAWN BY: CDC
PROJECT MANAGER STEPHEN DUNBAR, AIA	JOB NO. --
SHEET TITLE OVERALL SITE PLAN	

DATE: 06/27/2025	SHEET: AS101
SCALE: AS NOTED	OF: 01



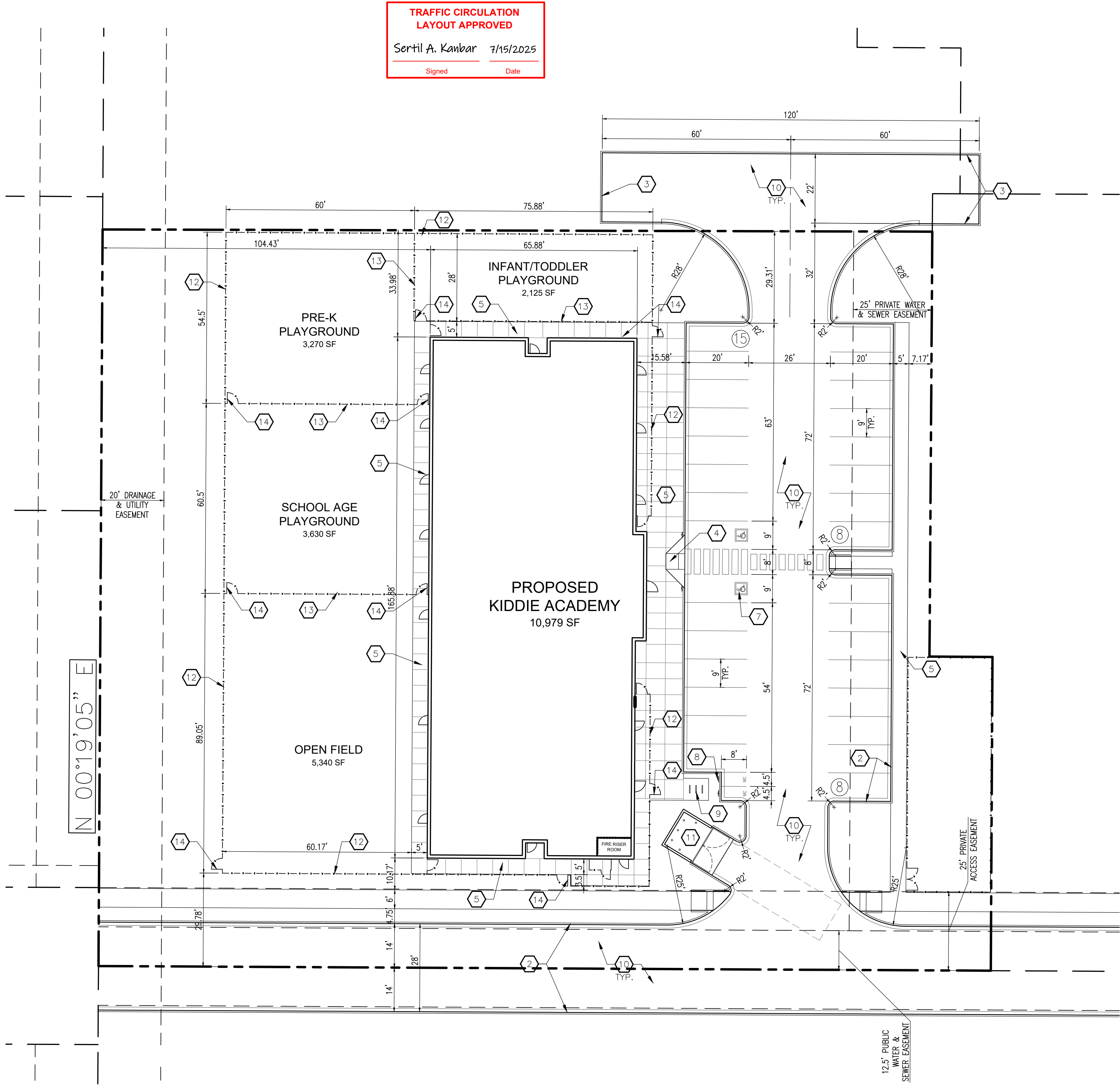
Approved for access by the Solid Waste Department.

All containers must be made accessible for pick up

between the hours of 5AM and 8PM.

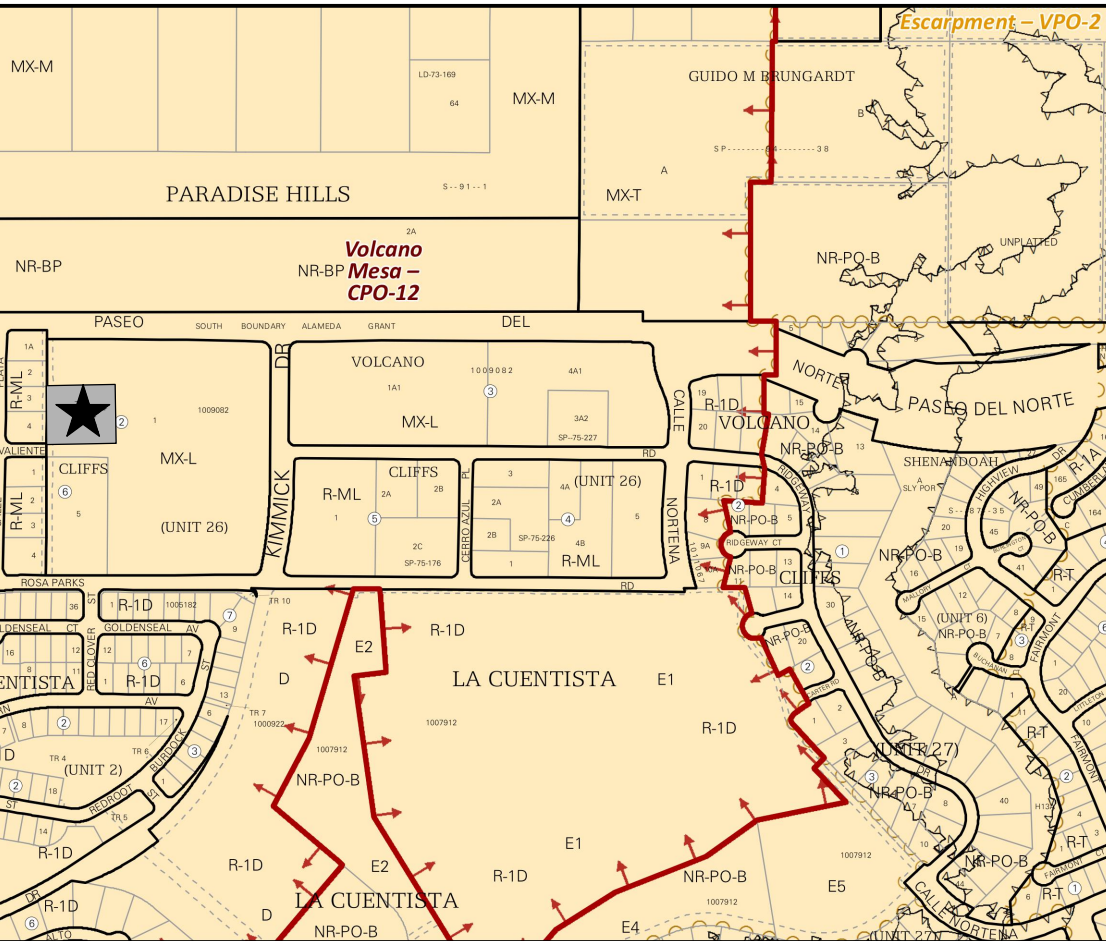
Reviewer: ADRIAN MAREZ

Date: 6-30-25



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'

VICINITY MAP:



SITE DATA:

PROJECT ADDRESS: PASEO DEL NORTE & KIMMICK DR.

LEGAL DESCRIPTION: LOTS 1-A-2, BLOCK 2, VOLCANO CLIFFS
SUBDIVISION, UNIT 26

PROPERTY SIZE: 1.4696 ACRES

CURRENT ZONING: MX-L

PROPOSED USE: CHILD CARE CENTER

BUILDING SIZE: 10,979 SF

PARKING DATA:

BUILDING DATA

TOTAL BUILDING AREA: 10,979 SF

PARKING REQUIREMENTS	RATIO	REQUIRED	PROVIDED
OFF-STREET PARKING SPACES (CHILD CARE)	1 PER 400 GSF	27	31
ACCESSIBLE PARKING SPACES	26-35 SPACES	2	2
MOTORCYCLE PARKING	26-50 SPACES	2	2
BICYCLE PARKING SPACES	10% OF REQUIRED/3	3	3

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KEYED NOTES:

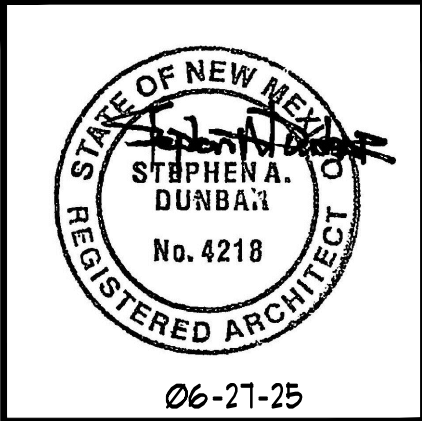
- EXISTING CONCRETE CURB & GUTTER REMAIN. ALL BROKEN OR CRACKED CURB & GUTTER TO BE REPLACED PER COA STANDARD DETAIL 2015A
- NEW CONCRETE CURB & GUTTER. SEE DETAIL 2/AS501.
- NEW TEMPORARY ASPHALT CURB PER COA STANDARD DETAIL 2415B
- NEW FLARED ACCESSIBLE CURB RAMP. SEE DETAIL 15/AS501.
- NEW CONCRETE SIDEWALK. SEE DETAIL 3/AS501.
- NEW PUBLIC SIDEWALK. REFER TO COA STANDARD DETAIL 2430.
- NEW ACCESSIBLE PARKING SYMBOL, ACCESS AISLE AND SIGN - SEE DETAIL 9/AS501.
- NEW MOTORCYCLE PARKING SIGN, TYPICAL OF 2 - SEE DETAIL 11/AS501.
- NEW BIKE RACKS, TYPICAL OF THREE. SEE DETAIL 5/AS501.
- NEW ASPHALT PAVING. SEE DETAIL 13/AS501 FOR PAVING AT PARKING AREAS AND 14/AS501 FOR DRIVE AISLES.
- NEW REFUSE ENCLOSURE. SEE DETAILS ON SHEET AS502
- NEW 5' HIGH MERCHANTS METALS STEEL FENCING
- NEW 4' HIGH MERCHANTS METALS STEEL FENCING
- NEW 3.5' WIDE MERCHANTS METALS GATE

GRAPHIC LEGEND:

---	PROPERTY LINE
---	ADJACENT LOT LINE
---	EASEMENT LINE
=====	EXISTING CONCRETE CURB & GUTTER
=====	PROPOSED BUILDING
=====	PROPOSED TEMPORARY ASPHALT CURB
=====	PROPOSED CONCRETE CURB & GUTTER
=====	PROPOSED CONCRETE SIDEWALK/PAVING

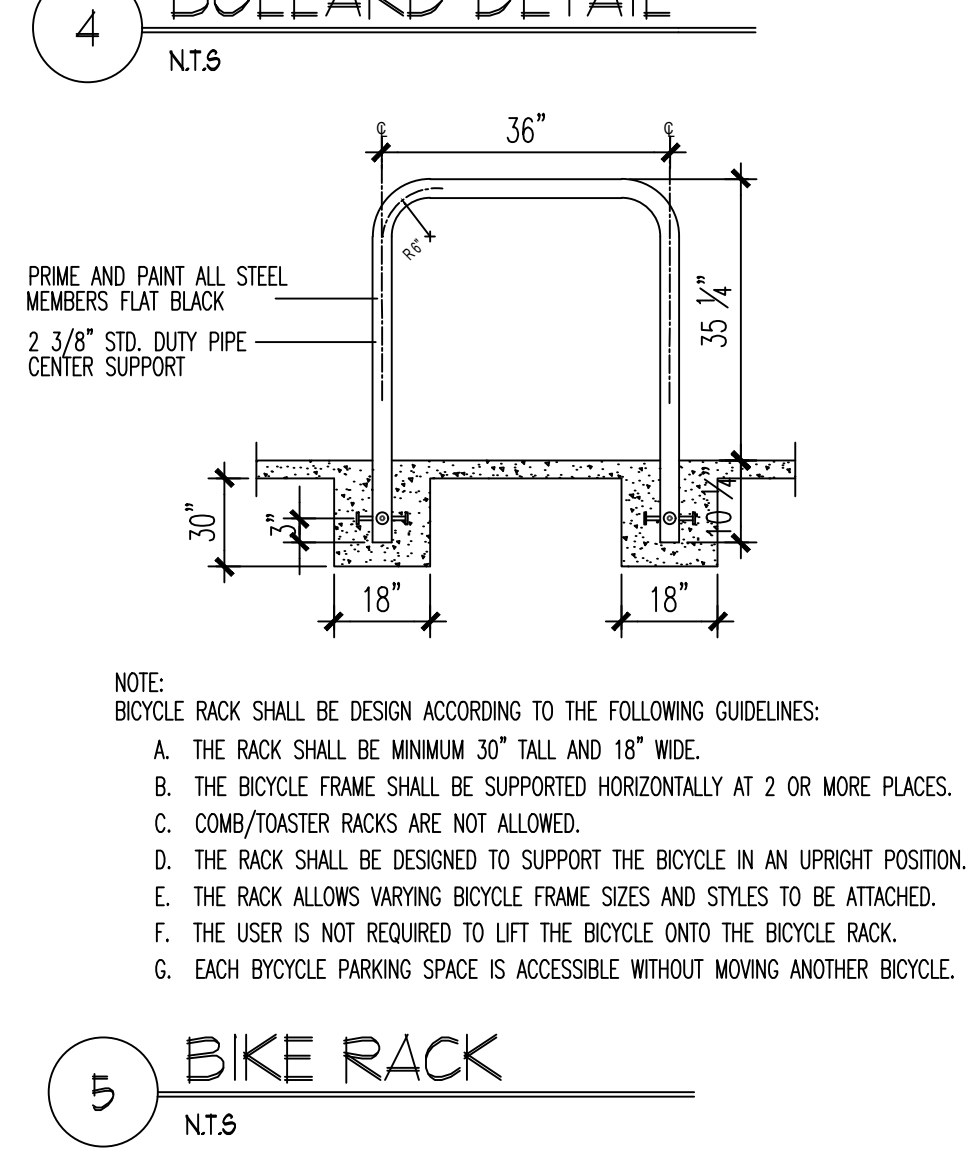
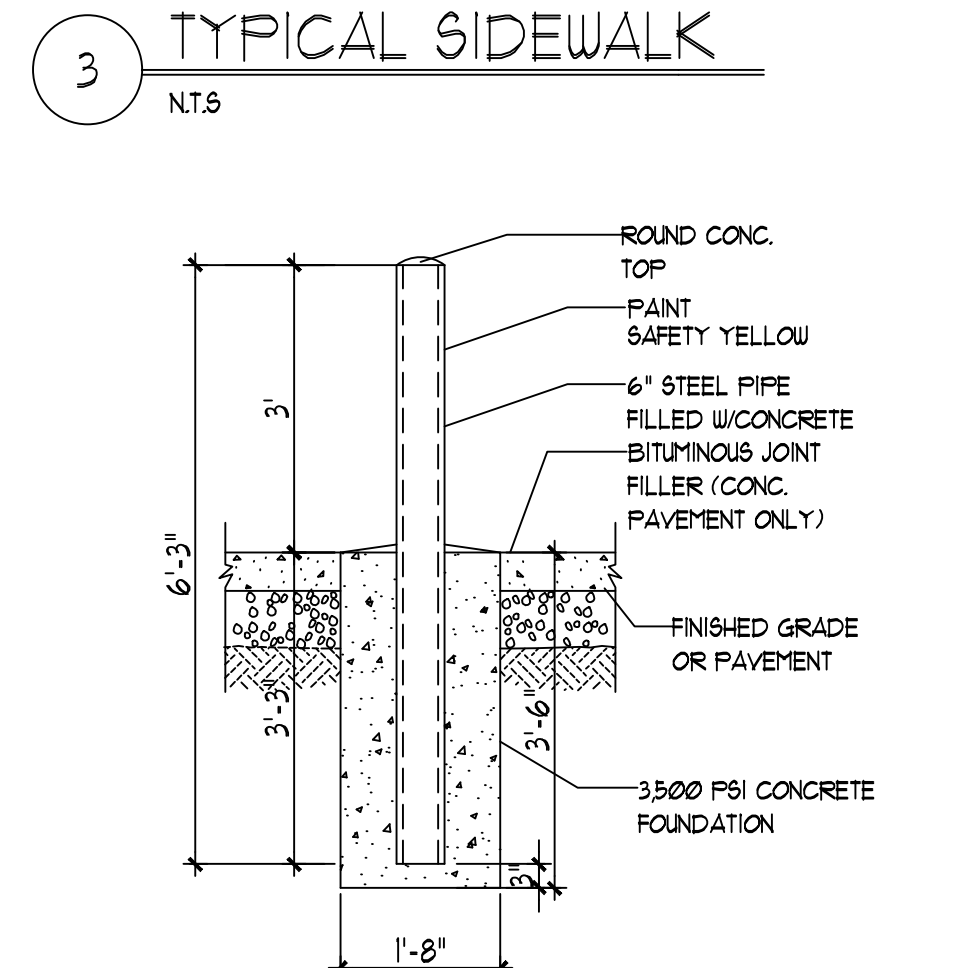
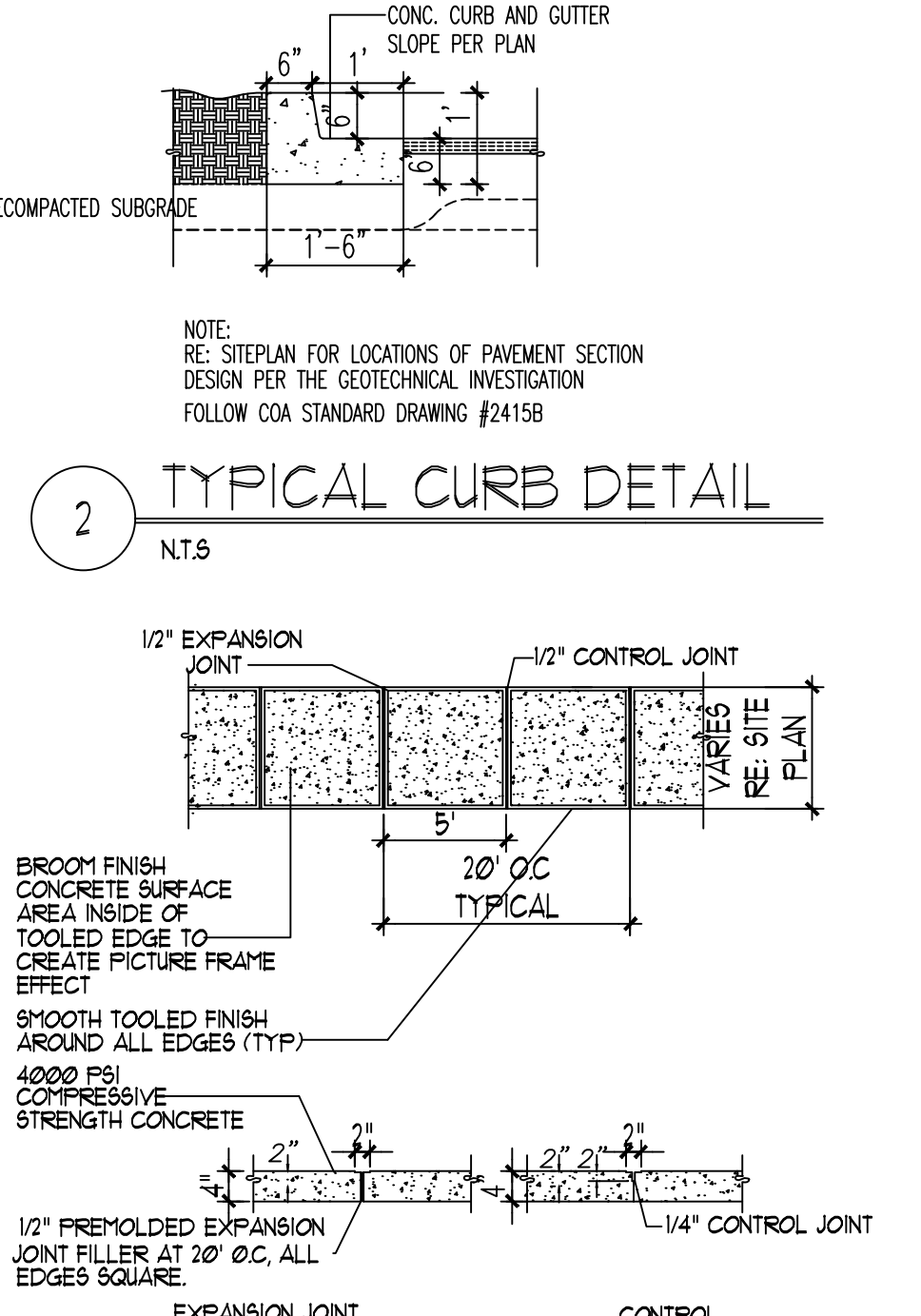
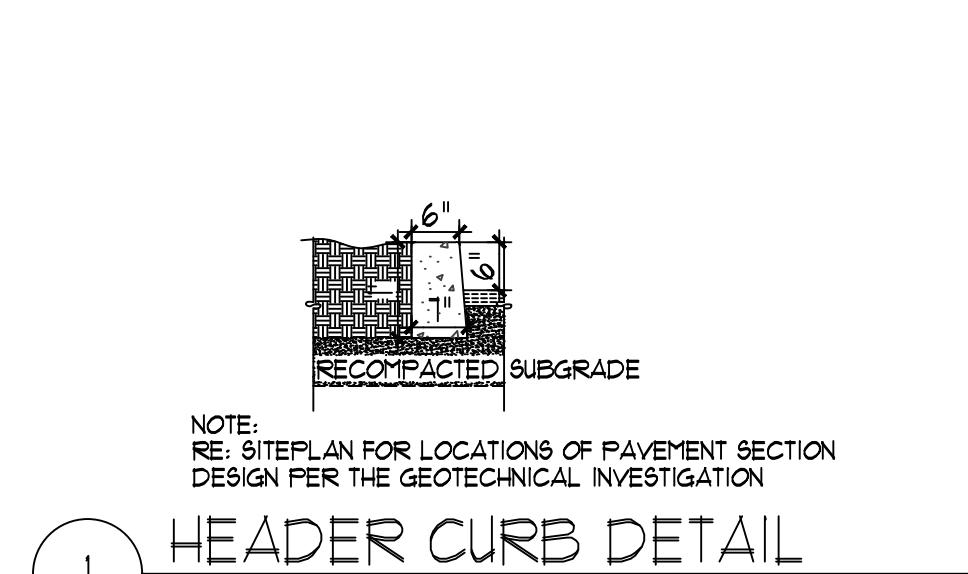
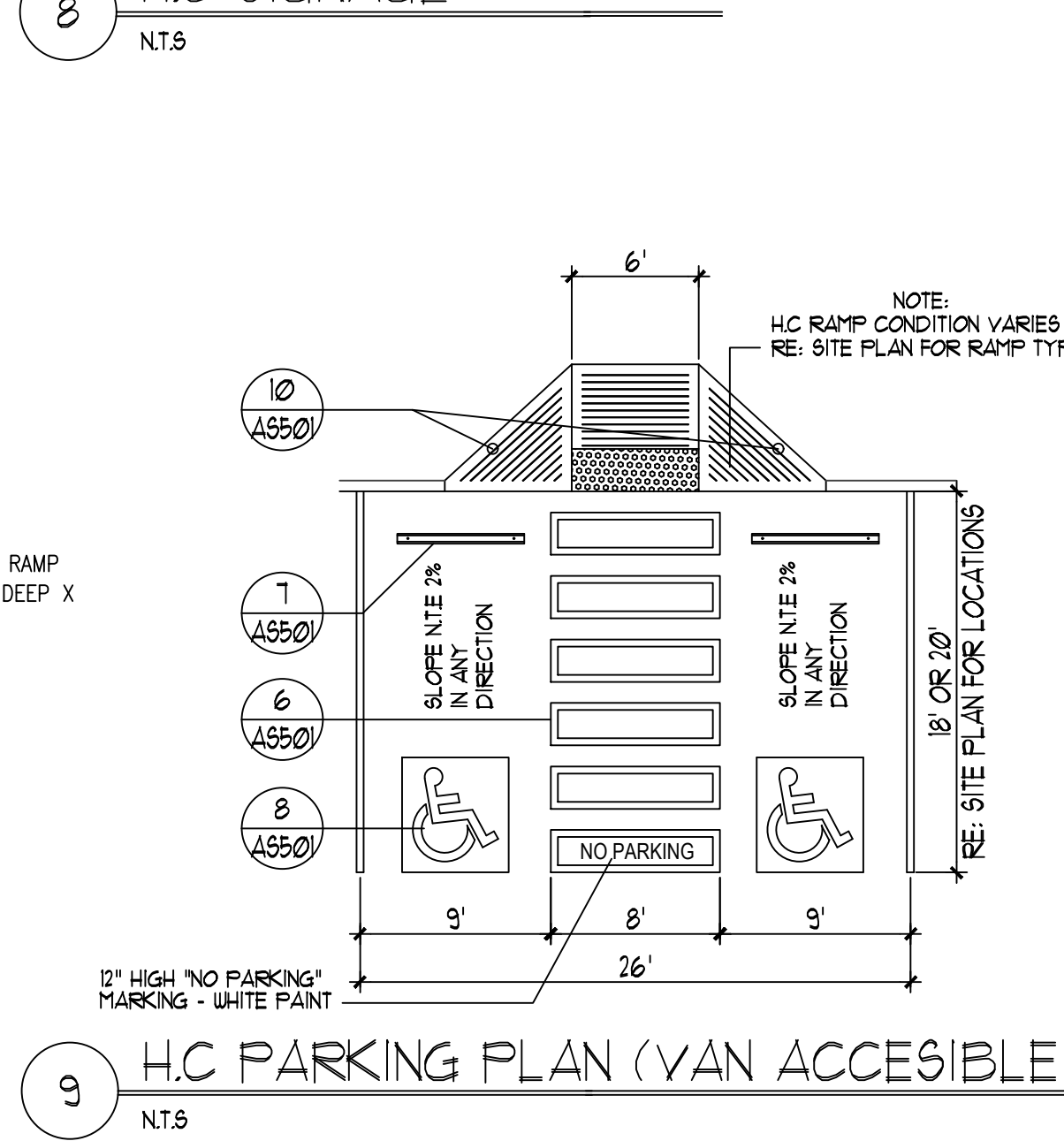
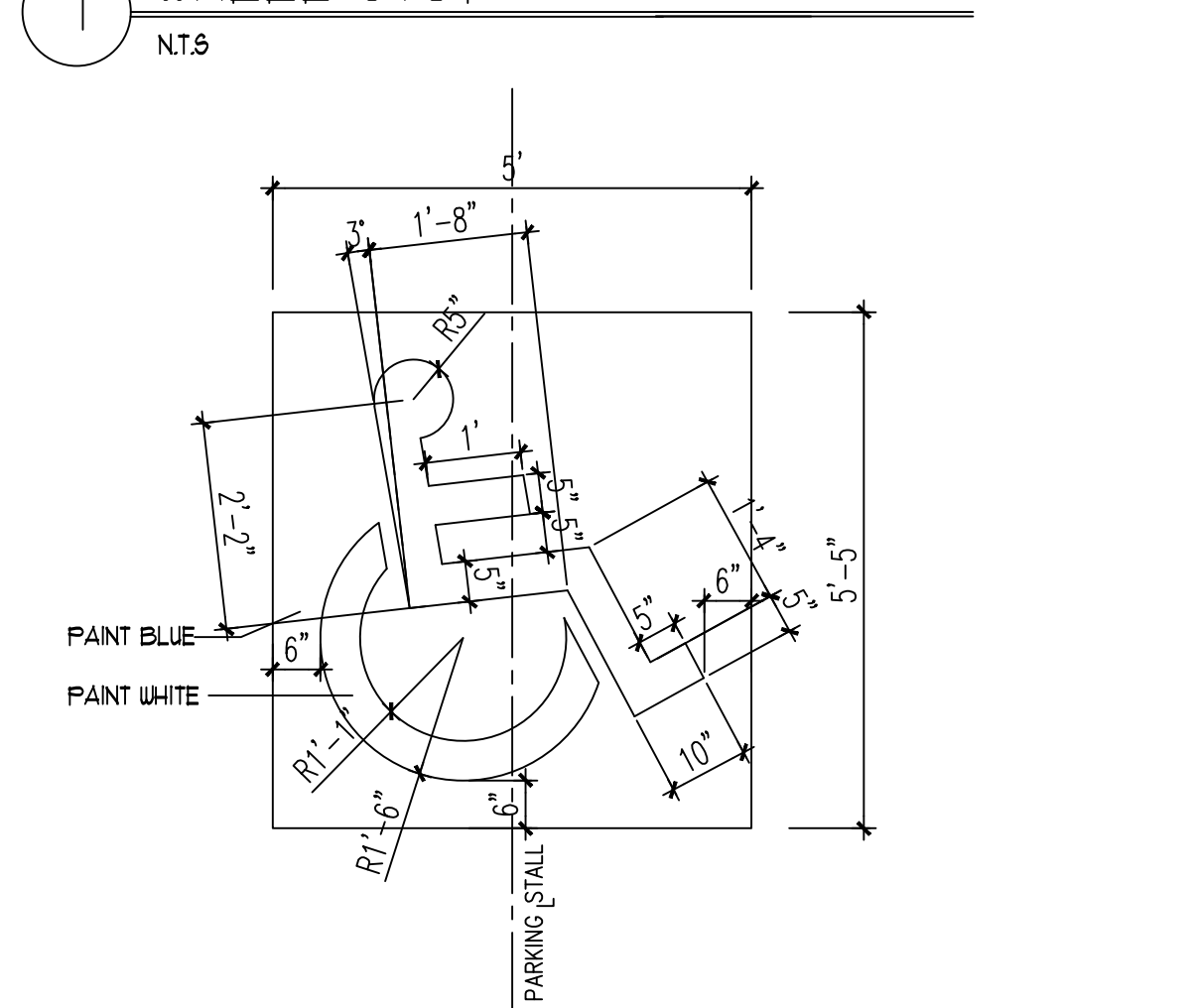
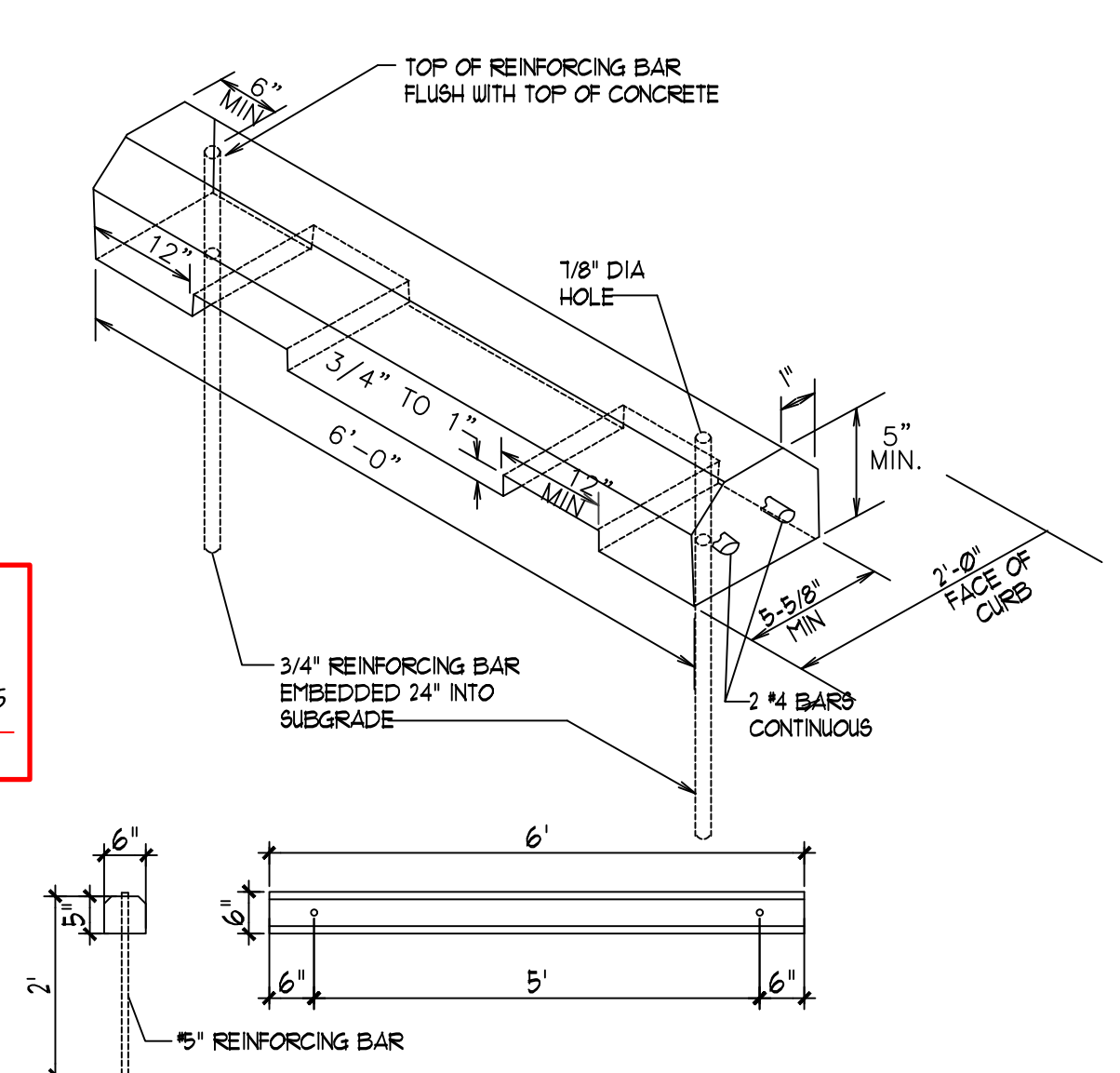
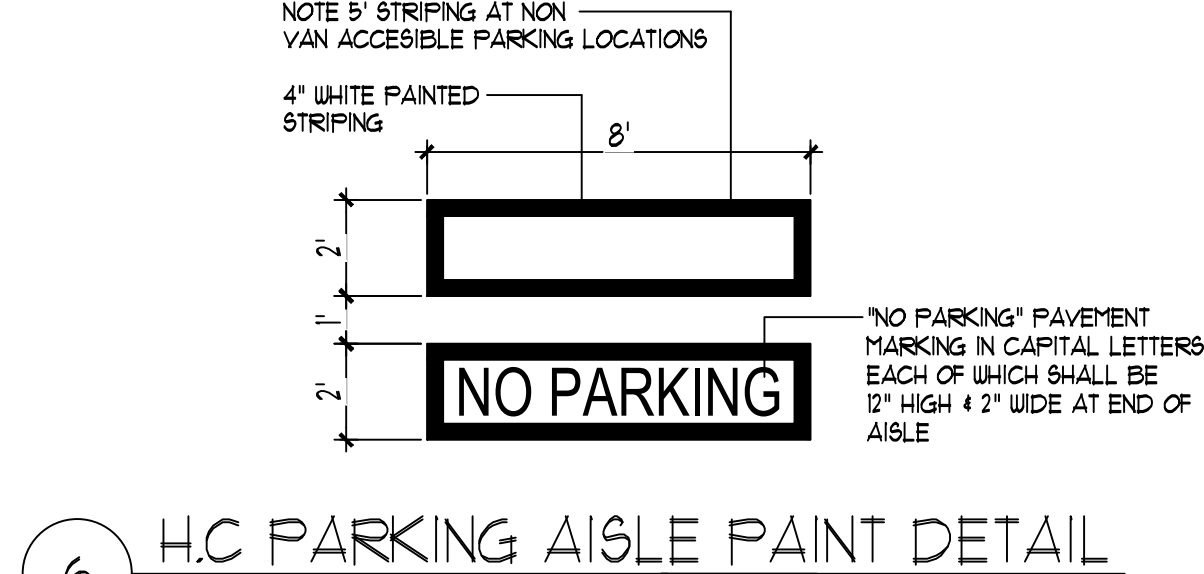
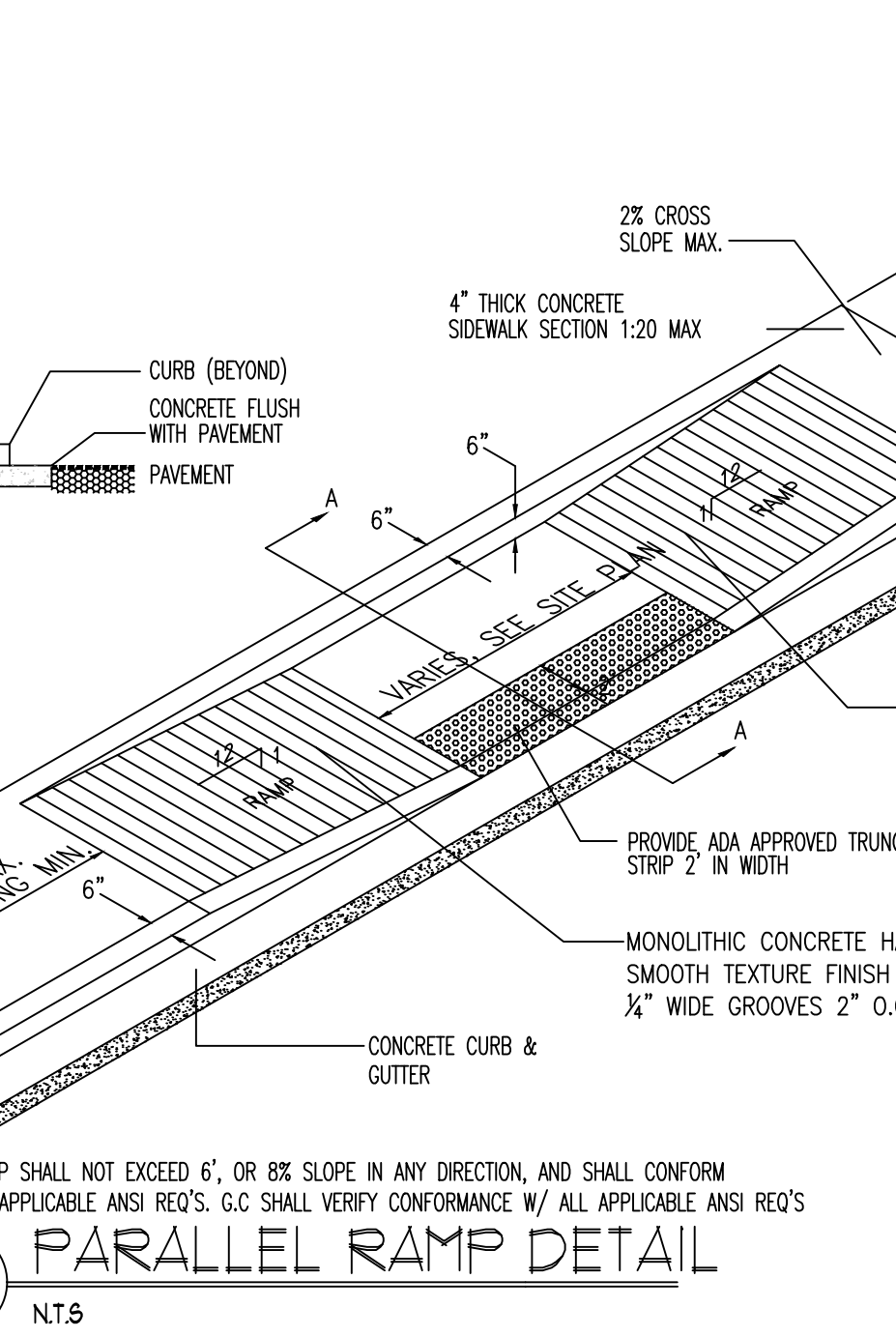
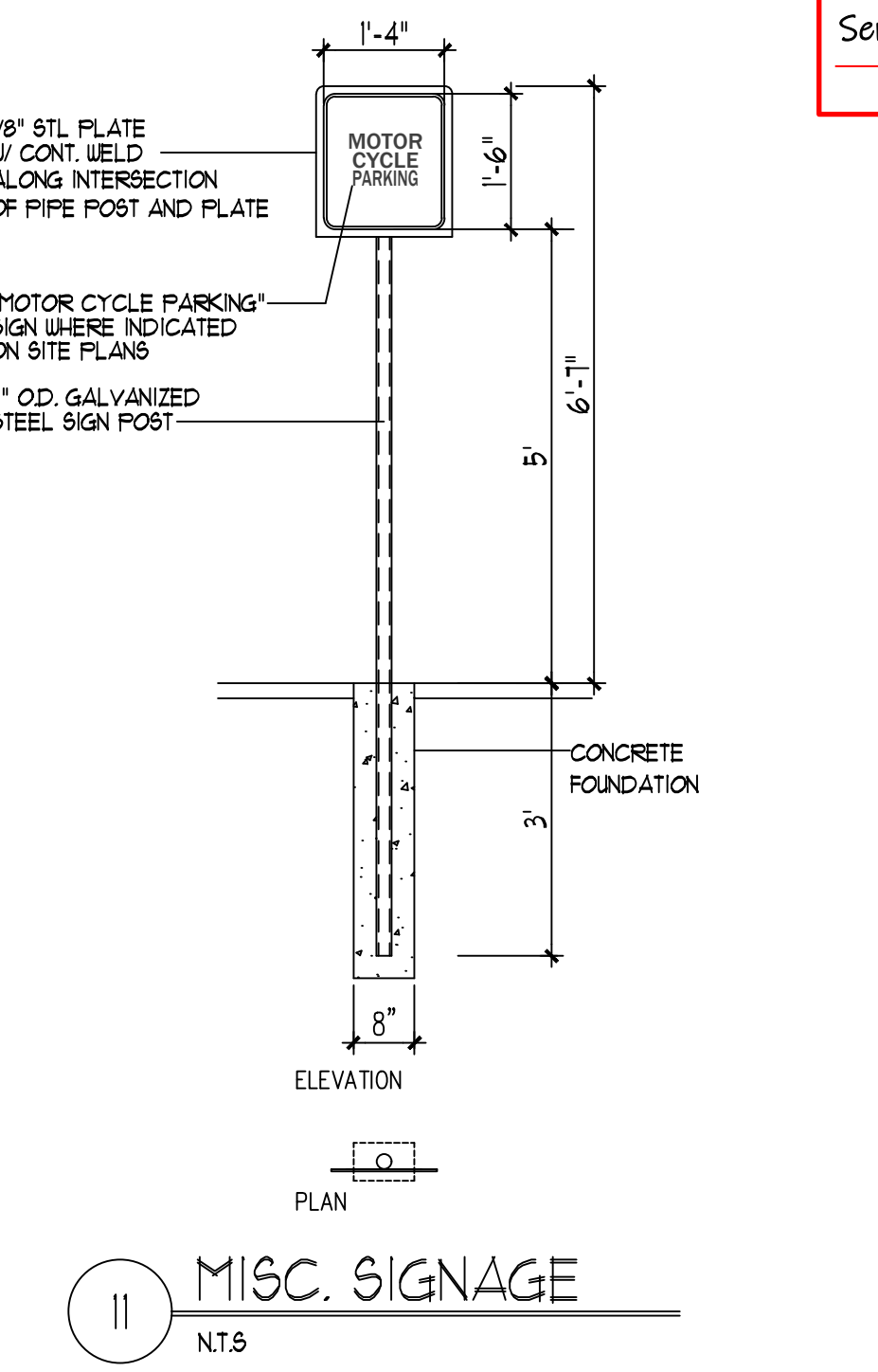
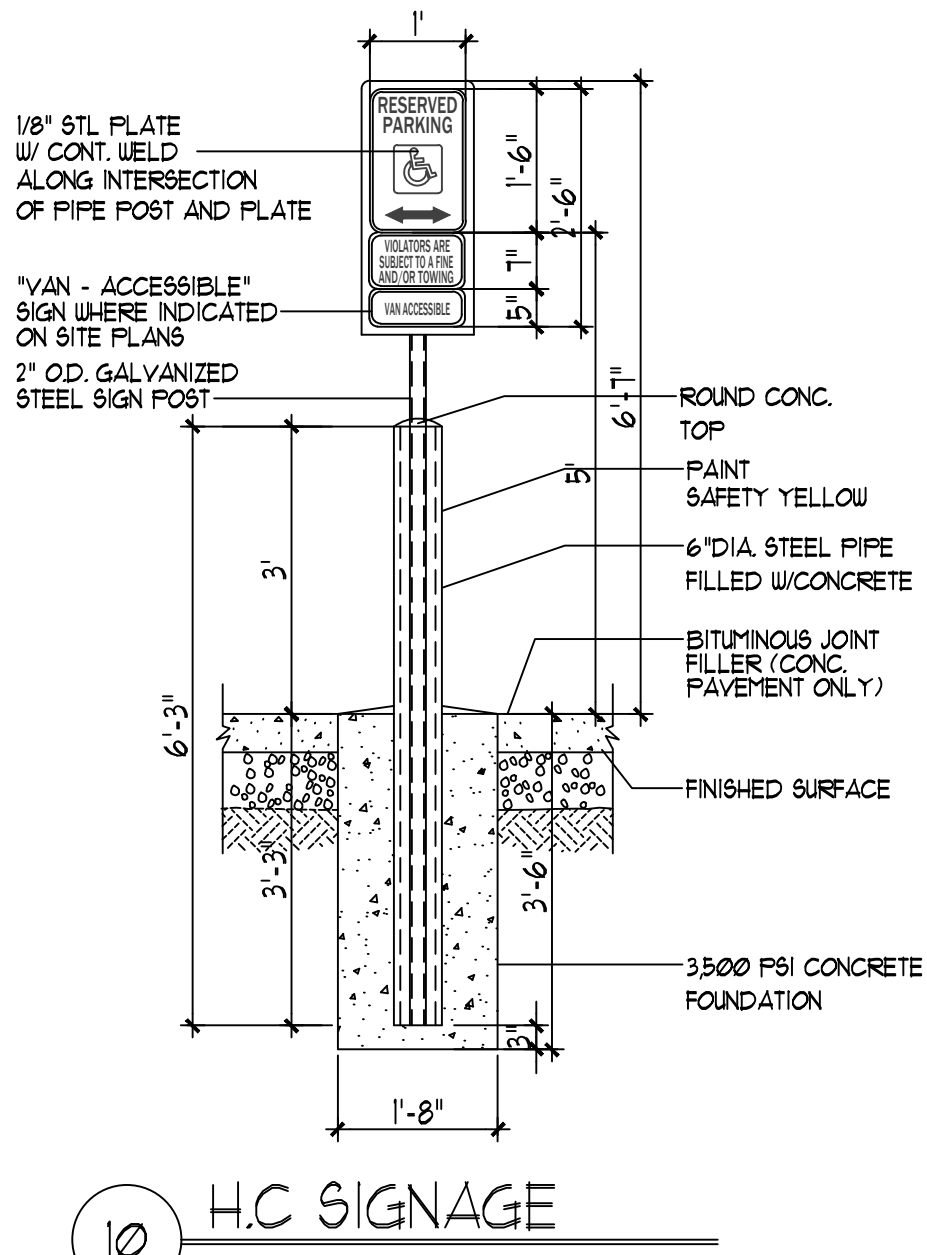
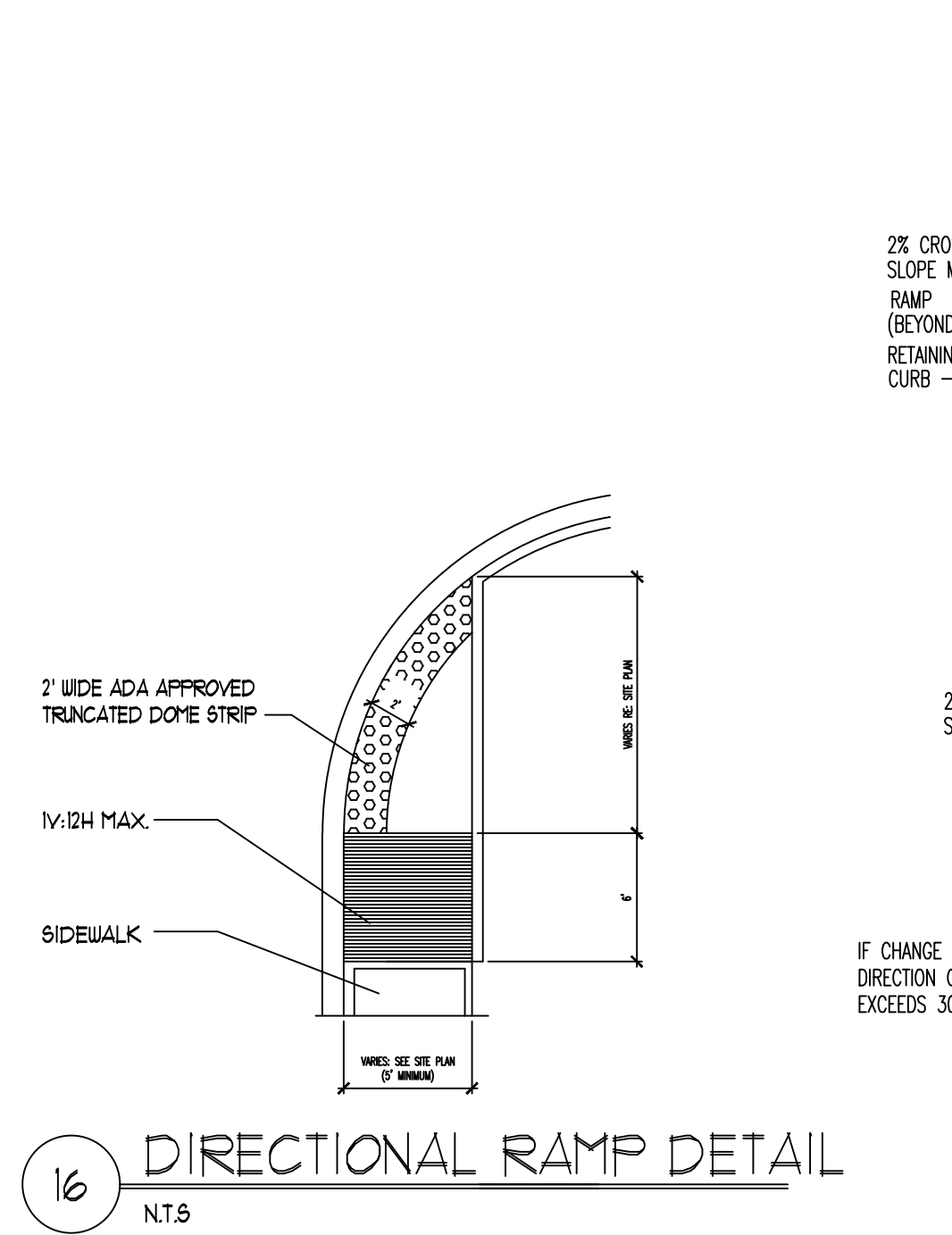
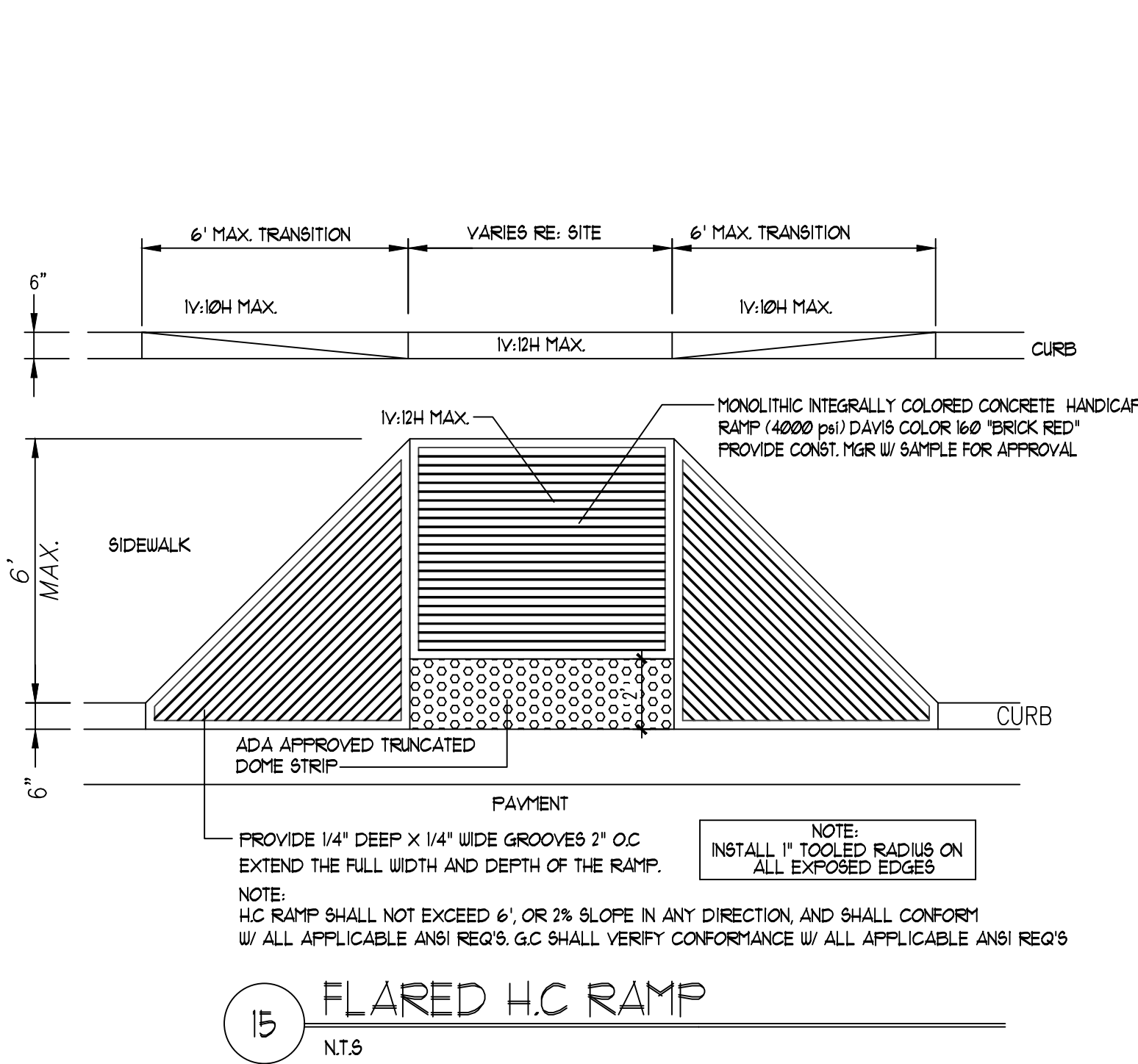
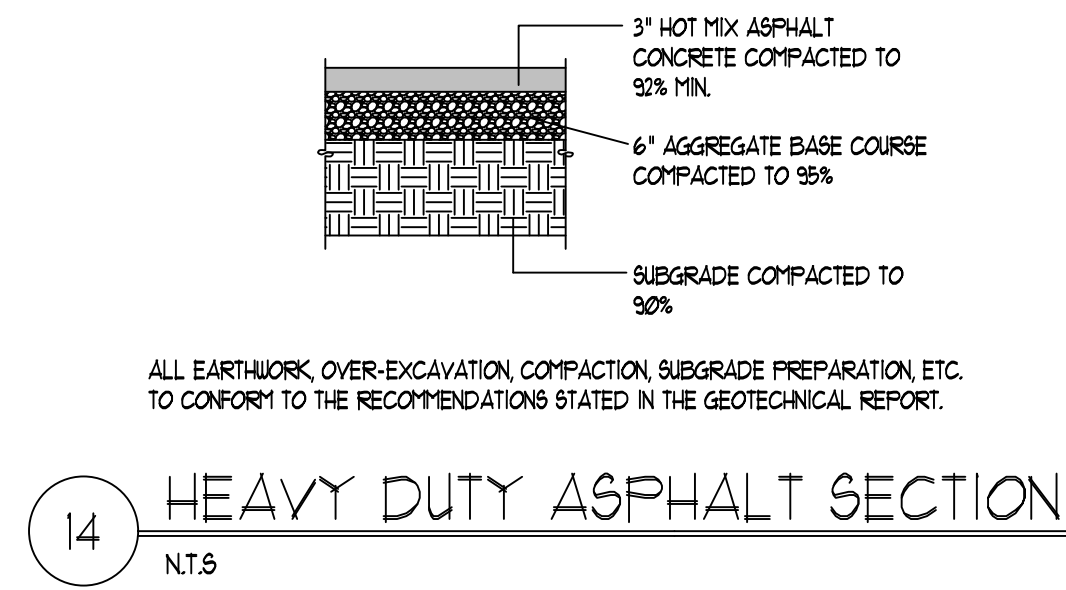
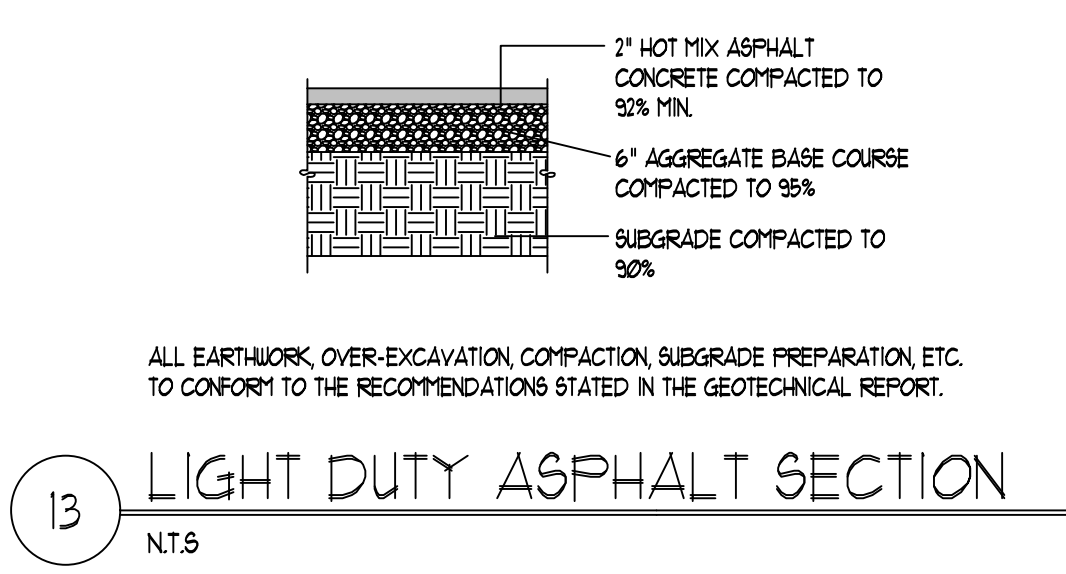
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MODULUS ARCHITECTS
& LAND USE PLANNING
8220 SAN PEDRO DRIVE NE, SUITE 520
ALBUQUERQUE, NEW MEXICO 87113
PHONE (505) 338-1499



PROJECT TITLE PETROGLYPH KIDDIE ACADEMY PASEO DEL NORTE & KIMMICK DRIVE NW ALBUQUERQUE, NEW MEXICO 87114	DRAWN BY: CDC
PROJECT MANAGER STEPHEN DUNBAR, AIA	JOB NO. --
SHEET TITLE ARCHITECTURAL SITE PLAN	

DATE: 06/27/2025	SHEET: AS101
SCALE: AS NOTED	OF: 1



TRAFFIC CIRCULATION
LAYOUT APPROVED

Sertil A. Kanbar 7/15/2025

Signed Date

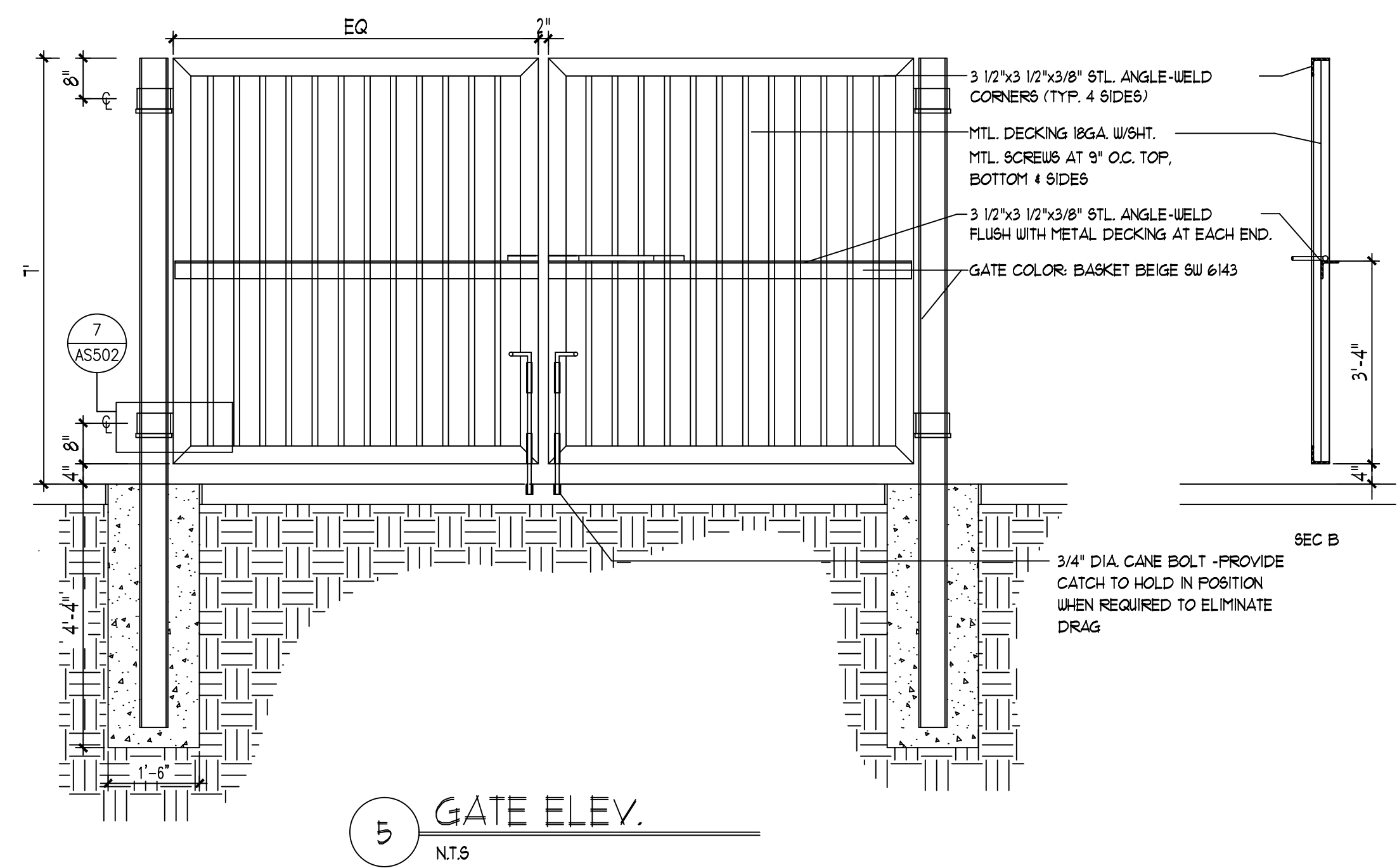
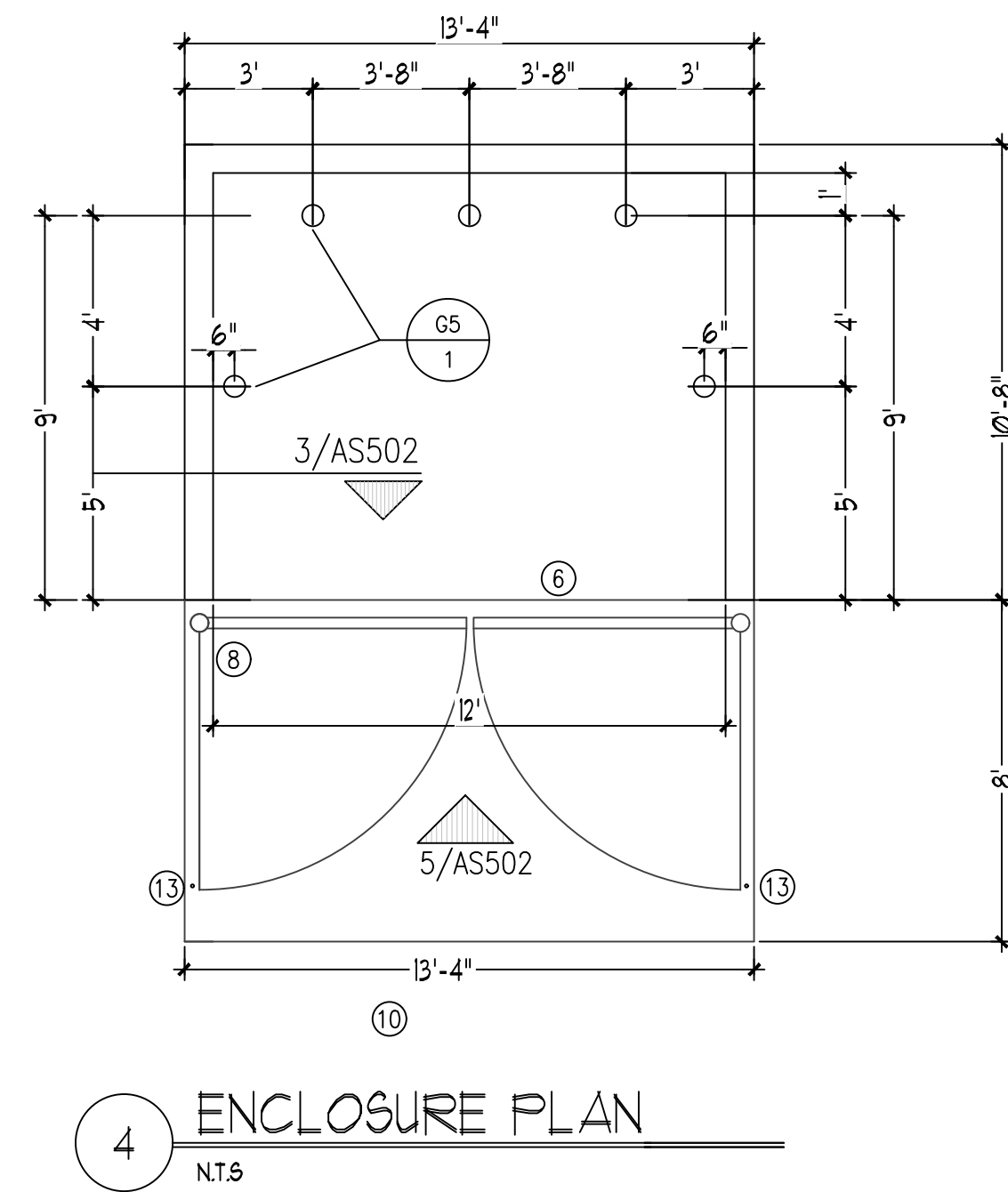
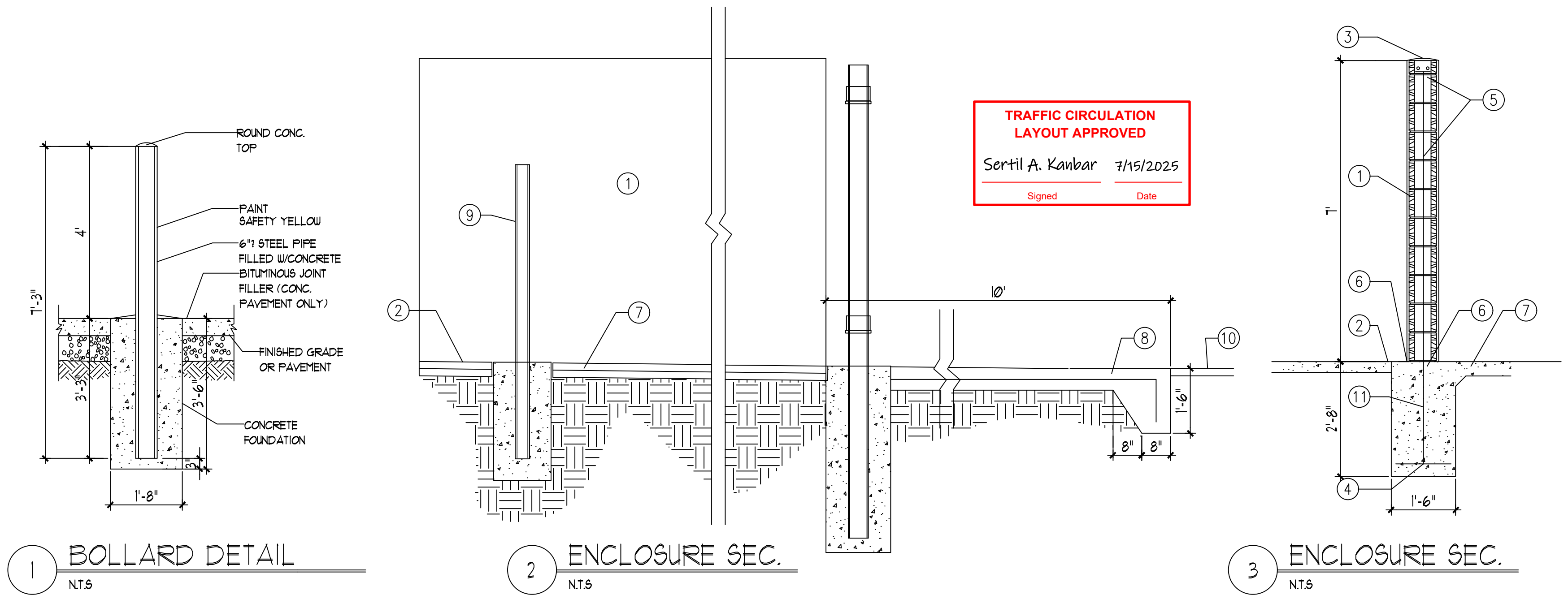
REVISION	BY	DATE	REV

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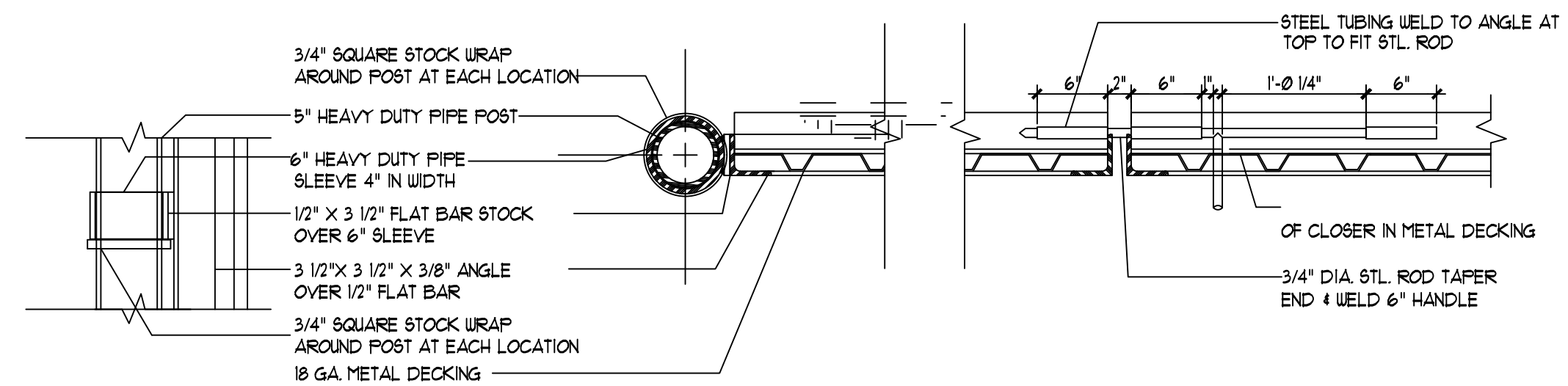
PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT TITLE PETROGLYPH KIDDIE ACADEMY PASO DEL NORTE 4 KIRKICK DRIVE NW ALBUQUERQUE, NEW MEXICO 87114	DRAWN BY: CDC
PROJECT MANAGER STEPHEN DUNBAR, AIA	JOB NO. ..
SHEET TITLE SITE DETAILS	SHEET NO. AS501
DATE 05/13/2025	SCALE AS NOTED



- KEYED NOTES
- 8" CMU WALL WITH 2 COAT SYN. STUCCO SYSTEM. COLOR TO MATCH BLDG. BASE
 - FINISH GRADE.
 - SLOPE STUCCO CAP.
 - 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
 - 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM, CONTINUOUS. #5 BARS @ 32" O.C. VERTICAL. GROUT REINFORCED CELLS. DURA WALL @ 16" O.C. HORIZONTAL.
 - 1/2" EXPANSION JOINT MATERIAL
 - 6" CONCRETE SLAB 4000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WJM.
 - 6" CONCRETE APRON 4000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WJM W/ TURN-DOWN EDGE.
 - 6" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
 - ASPHALT PAVING
 - GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.
 - NOT USED
 - PROVIDE PIN HOLE TO CATCH CANE BOLT IN OPEN POSITION

6 ENCLOSURE NOTES
NTS



7 GATE POST/SLIDE BOLT DETAIL
NTS



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 05/2024)

Project Title: _____

Zone Atlas Page: _____ DFT/DHO #: _____ BP #: _____

Development Street Address: _____

(If no City Address include a Vicinity Map with site highlighted and legible street names)

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ E-mail: _____

Development Information

Build out/Implementation Year: _____

Existing Use: _____

Describe Proposed Development and Uses:

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): _____

Number of Residential Units: _____

Number of Commercial Units: _____

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* _____

Expected Number of Employees (if known):* _____

Expected Number of Delivery Trucks/Buses per Day (if known):* _____

Trip Generations during PM/AM Peak Hour and ITE # (if known): _____

Driveway(s) Located on: Street Name _____

Adjacent Roadway(s) Posted Speed: Street Name _____ Speed _____

Street Name _____ Speed _____

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation (e.g. Main Street, Major Transit, N/A): _____
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): _____
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Street Functional Classification (e.g. Principal Arterial, Collector) : _____
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Jurisdiction of roadway (NMDOT, City, County): _____

Adjacent Roadway(s):

Name: _____ Traffic Volume: _____ Volume-to-Capacity Ratio (v/c): _____

Name: _____ Traffic Volume: _____ Volume-to-Capacity Ratio (v/c): _____

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti> and <https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App>

Adjacent Transit Service(s) : _____ Nearest Transit Stop(s): _____
<https://www.cabq.gov/gis/advanced-map-viewer>

Is site within 660 feet of Premium Transit?: _____
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Current/Proposed Bicycle Infrastructure : _____

Bikeways: <https://mrcog-nm.gov/544/Long-Range-System-maps>

Current/Proposed Sidewalk and buffer Infrastructure: _____

Sidewalk and buffer width : DPM Table 7.2.29

Submit by email to Traffic Engineer Curtis Cherne: ccherne@cabq.gov. Email or call 505-924-3986 for information.

For City Personnel Use:

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [☐] No [☒]

Thresholds Met? Yes [☒] No [☐]

Mitigating Reasons for Not Requiring TIS and/or Notes:

This site meets the threshold for a TIS, but the site was previously studied in 2017 and the City has ongoing plans for reconstruction of Paseo DEL Norte. The requirement for the TIS to be updated may be addressed as the site continues to develop.

Ernest Armijo
TRAFFIC ENGINEER

DATE